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0002

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Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

571,700 / 571,700

USE VALUE:

571,700 / 571,700

ASSESSED:

571,700 / 571,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
134		WRIGHT ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: COSTA MICHELLE V	
Owner 2:	
Owner 3:	

Street 1: 134 WRIGHT ST
Street 2:

Twn/City: ARLINGTON
StProv: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: HOSSEINI JALAL SEYED -
Owner 2: COSTA MICHELLE V -
Street 1: 134 WRIGHT ST
Twn/City: ARLINGTON
StProv: MA Cntry: Own Occ: Y
Postal: 02474 Type:

NARRATIVE DESCRIPTION
This parcel contains 5,856 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Vinyl Exterior and 912 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R1 SINGLE FA 100 water
o
n
Census: Exempt
Flood Haz:
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5856		Sq. Ft.	Site		0	70.	1.02	6									416,975						417,000	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		5856.000	154,700		417,000	571,700			
Total Card		0.134	154,700		417,000	571,700	Entered Lot Size		
Total Parcel		0.134	154,700		417,000	571,700	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card:	626.86	/Parcel: 626.8	Land Unit Type:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	154,700	0	5,856.	417,000	571,700	571,700	Year End Roll	12/18/2019
2019	101	FV	140,100	0	5,856.	411,000	551,100	551,100	Year End Roll	1/3/2019
2018	101	FV	140,100	0	5,856.	315,700	455,800	455,800	Year End Roll	12/20/2017
2017	101	FV	140,100	0	5,856.	297,800	437,900	437,900	Year End Roll	1/3/2017
2016	101	FV	140,100	0	5,856.	274,000	414,100	414,100	Year End	1/4/2016
2015	101	FV	139,400	0	5,856.	256,100	395,500	395,500	Year End Roll	12/11/2014
2014	101	FV	139,400	0	5,856.	235,900	375,300	375,300	Year End Roll	12/16/2013
2013	101	FV	139,400	0	5,856.	235,900	375,300	375,300		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOSSEINI JALAL	67406-519		6/10/2016	Convenience	99	No	No		
HOSSEINI JALAL	54287-433		2/12/2010	Family	100	No	No		
YAKOOBIAN ROSE	54045-212		12/23/2009		305,000	No	No	N	
	9768-491		1/1/1901	Family					

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/9/2010	2387	New Wind	744					REPL 3 WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
9/26/2018	MEAS&NOTICE	CC	Chris C
3/31/2009	Measured	197	PATRIOT
10/25/2000	Hearing N/C	201	PATRIOT
6/6/2000	Inspected	264	PATRIOT
2/14/2000	Measured	264	PATRIOT
2/1/1992		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 19 - Ranch				Full Bath: 1	Rating: Average			A Bath:	Rating:									
Sty Ht: 1 - 1 Story				3/4 Bath:	Rating:											12		
(Liv) Units: 1	Total: 1			A 3QBth:	Rating:											12		
Foundation: 1 - Concrete				1/2 Bath:	Rating:											12		
Frame: 1 - Wood				A HBth:	Rating:											44		
Prime Wall: 4 - Vinyl				OthrFix:	Rating:													
Sec Wall:		%																
Roof Struct: 1 - Gable																		
Roof Cover: 1 - Asphalt Shgl																		
Color: WHITE																		
View / Desir:																		
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID										
Grade: C - Average				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1								
Year Blt: 1955	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O									
Alt LUC:		Alt %:		Fpl:	Rating:			Other										
Jurisdct: G12		Fact: .		WSFlue:	Rating:			Upper										
Const Mod:								Lvl 2										
Lump Sum Adj:								Lvl 1										
								Lower										
INTERIOR INFORMATION				CONDOS INFORMATION				Totals	RMS: 5	BRs: 2	Baths: 1	HB				32		
Avg Ht/FL: STD				Location:														
Prim Int Wall: 1 - Drywall				Total Units:														
Sec Int Wall:		%		Floor:														
Partition: T - Typical				% Own:														
Prim Floors: 3 - Hardwood				Name:														
Sec Floors: 4 - Carpet	20%																	
Bsmnt Flr: 12 - Concrete																		
Subfloor:																		
Bsmnt Gar: 1																		
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 1 - Oil																		
Heat Type: 3 - Forced H/W																		
# Heat Sys: 1																		
% Heated: 100		% AC:																
Solar HW: NO		Central Vac: NO																
% Com Wall		% Sprinkled:																
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 118.0-0002-0001.A								IMAGE						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:			Total Special Features:				Total:										